

Written Narrative

1) Development objectives, proposal, and relationship to existing site and its uses

Westridge Block 4 at Issaquah Highlands proposes 38 affordable condominium units and 1 Life Enrichment Options (LEO) house. There will also be modest open space and recreation opportunities. The total area of the site is approximately 1.93 acres and is zoned Urban Village. The proposed neighborhood type is House and Garden. The proposed condominium units will be within two buildings and the LEO House will be its own detached structure that is separate from the condominium buildings. The condominium buildings will contain 10 units in one building and 28 units in the other. The total square footage for the condominium buildings will be approximately 39,694 SF and the unit size will range from 1,030-1,140 SF.

The Westridge Block 4 community will be accessed via a curb cut off of 6th Place NE. This entry will lead to a parking lot located behind the condominium buildings and LEO House.

This previously cleared and graded site slopes down approximately 25 feet from east to west. Located directly to the east of this project is the Westridge Townhomes South community that is currently under construction. Located to the west is the existing West Highlands Park neighborhood. To the north is a proposed single family residential community. Also a proposed townhome residential community lies directly northeast of Block 4. To the south of Block 4 is an undeveloped parcel of land that is currently zoned Urban Village.

Westridge Block 4 will be designed as a House and Garden neighborhood. There will be a modestly sized open space located at the northwest corner of the site. This area is intended to be used by the Westridge Block 4 community as well as the surround Issaquah Highlands residents. There will also be 10' community trail located near the west edge of the property that will connect Block 4 to the surrounding Issaquah Highlands trail system.

This proposed community will embrace the House and Garden neighborhood style with unique architecture and quality craftsmanship. Westridge Block 4 will be a pedestrian friendly community that will provide a welcome addition to the existing Issaquah Highlands surrounding neighborhood

2) Briefly discuss those City standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with them.

Westridge Block 4 will be subject to review and approval by the Issaquah Highlands Community Association, their applicable design and construction standards for land use planning and building design, and the Issaquah Highlands Development Agreement.

3) Discuss how the proposed design will address the [City's Vision on Sustainable Development](#); and, indicate if you propose to certify the development as a green building.

Westridge Block 4 will be designed and constructed to applicable adopted City of Issaquah Municipal Codes, the International Residential Code, and the Washington State Energy Code, all as in effect at the time of Civil or Building Permit Issuance (or as may be effective at the time of legal vesting of each

application). In addition, the Built Green commitments from the Development Agreement will be honored.

Proposal Summary (Included in both site analysis and narrative)

Types of desired uses, approximate number and type of residential units, amount and type of commercial square footage, number of parking stalls.

- 39 affordable units on 1.93 acres
- Maximum height is projected to be 45'.
- Total of 87 parking stalls.
 - Uncovered Parking Lot stalls: 34
 - Covered Parking Lot stalls: 38
 - On-Street parallel stalls: 15

Existing Site Information and analysis for Project property and surrounding 100 ft unless noted otherwise below.

1) Uses, structures, paving, vegetation, and circulation including streets, trails, walkways, and their names

The site is currently vacant with no existing structures. It is cleared and devoid of vegetation except for erosion control grasses. Areas within 100' North and South of the site are also cleared and devoid of vegetation except for erosion control grasses. 100' to the East is a parcel of land that currently undergoing land development and home construction activities including utility infrastructure installation and townhome construction for the Westridge Townhomes South community. Further to the south of the site is the plat of Westridge; a 72 lot single family development that is currently under construction. Also South of the site is Swedish Hospital and a rental residential community under construction. To the West of the site is the West Highlands Park residential neighborhood.

2) Zoning and district (e.g. which Development Agreement or Central Issaquah district in which the project is located), overlay designations

The site is located within the Issaquah Highlands Urban Village and has been entitled under prior development agreements for potential residential, commercial office, and other uses.

3) Site Survey including topography (max 5 ft contours), rockeries, retaining walls and such, easements and their purpose, property lines with dimensions for the property under review, property restrictions, walls and fences

See attached survey by CORE Design, Inc.

4) Critical areas (wetlands, streams, steep slopes, and their buffers, etc.)

There are no critical areas on site or within 100'.

5) Utilities including type, location, easements, capacity including ditches and culverts, and catch basins and direction of flow if known

See survey attached for existing utility and access easements.

6) Other notable physical features

None.

7) Analysis of site and surrounding features such as views, natural and manmade features, community landmarks, development patterns, impact on proposal

The site is sloping east to west, and is located such that there are views to the Issaquah and Lake Sammamish Valley, and the Bellevue and Seattle horizons. Immediately East of the site is the Westridge Townhomes South project which is currently undergoing land development and townhome construction activities. Further to the East of the site is the retail core of the Issaquah Highlands Urban Village with a variety of public shops and services; all located within walking distance of this site. Existing intersections off-site along 9th Ave NE present logical connections points that, when extended through off site properties, can serve this site for pedestrian and vehicular access, and provide additional connectivity for the West Highlands Park community and Swedish Hospital. Northwest of the site but significantly lower in elevation is the Lakeside Industries gravel pit. This pit is not visible from the site and does not have significant noise impact to the site.

8) Site and aerial photos

Attached.

9) Map of access opportunities and constraints

See attached exhibit from CORE Design, Inc. Sheet L1.01 showing site circulation of the proposed project.

10) *Suggested:* Axonometric or other three-dimensional drawing, photos or models of the 500' area surrounding the project site. Include call-out notes on drawings and a brief narrative stating what design cues can be gleaned to develop design alternatives

Not included.

11) *Suggested:* Photo montage of the streetscape (both side of the street) identifying the site

Not included.

Proposed Site and Architectural Concepts. For each concept, if more than one are provided, list pros and cons including a list of how plans do or do not comply with codes. Do not include detailed plans such as plans for floors, landscape, utilities but do show a site plan showing buildings, open space, community space and/or critical areas, parking, circulation, etc... as more specifically described below.

1) Building massing

Westridge Block 4 is envisioned as two condominium buildings and one Life Enrichment Options home. The condominium buildings will contain 38 affordable units in total. One condominium building is proposed to contain 28 affordable units within a 3-4 story building. The other condominium building is proposed to contain 10 affordable units within a 2-3 story building.

The total square footage for the condominium buildings will be approximately 39,694 SF and the unit size will range from 1,030-1,140 SF. These buildings will feature 2 and 3 bedroom units.

The Life Enrichment Options (LEO) House will be a separate detached structure adjacent to the condominium buildings. The total LEO House square footage will be approximately 4,100 SF. It will contain 5 assisted units and 2 suite bedrooms for caretaker's quarters.

Building arrangement on the proposed site is fairly formal with all 3 buildings facing the frontage along 6th Place NE. The Westridge Block 4 community will be accessed via a curb cut off of 6th Place NE. This entry will lead to a parking lot located behind the condominium buildings and LEO House.

2) Architectural concepts in the form of photos of projects with the desired character including entrances for pedestrians and vehicles

See attached for architectural elevation renderings for each proposed building. All architectural features, colors, and building materials will be reviewed and approved by the IHCA.

3) Circulation scheme including pedestrian, bicycle, transit, and vehicle access and circulation plan (include circulation facility types) include slope for each in percent grade, width, proposed materials, connection or relationship to existing off-site facilities

See attached exhibit provided by CORE Design, Inc. Sheet L1.01 show the site circulation of the proposed project.

4) Tree Preservation concept

There are no existing trees on site.

5) Landscape concepts such as for streetscapes, parking lots, key screens, community spaces, walls, fences. Use vignette sketches, photos of landscape , walls, fences with similar character, or other tools to convey the concept and character

See the attached Landscape exhibits provided by CORE Design, Inc.

6) Vehicular Parking including types (surface, on-street, and/or structured), placement of entrances, layout concepts including how required landscape will conceptually be met

See attached on Sheet L1.02 provided by CORE Design, Inc. In total there will be 87 parking stalls. The breakdown by type is below:

- Uncovered Parking Lot stalls: 34
- Covered Parking Lot stalls: 38
- On-Street parallel stalls: 15

7) Bicycle parking locations and methods

Per Appendix O of the Issaquah Highlands Development Agreement, we will provide storage for 1 bicycle per 10 residential units. We intend to accomplish this by providing a bicycle rack located near the proposed open space.

8) Conceptual grading & utilities (corridors, location & approximate capacity)

Please see the attached Preliminary Grading Plan and Preliminary Utilities Plan.

9) Waste facilities – Preliminary size calculations, locations (within \approx 200' of each unit)

We intend to provide one central trash and recycle waste receptacle area to serve the entire Block 4 community. This receptacle area will be sufficiently screened through architectural features and landscaping. The design of this waste facility will be reviewed and approved by the IHCA.

10) Grading proposal with 5 ft max grade lines, including walls, rockeries, etc

Please see attached Preliminary Grading plan.

11) Critical areas indicating the type, class, buffer, setback, etc

There are no critical areas on or within 100 feet of the site.

12) Ownership and maintenance responsibilities of any proposed improvement

Building exteriors and site landscaping will be owned and maintained by the Condominium Association that will be formed for this community.

13) Location of vaults, equipment, meters, etc... which are outside of the building as well as screening techniques

Conceptual at or above ground utility vaults and meters are shown on the conceptual utility plan. Screening techniques will include plantings, typically shrub massing, adjacent to the sides of the utility feature, but not within any code or utility provider safe clear-zone. Anticipated visible utilities include at grade water meters, above ground phone, cable, and power boxes, and electric meters. The electric meters will be ganged on one end of each building, several feet back of either the pedestrian entry side or alley side, and screened with vertical-habit shrubs forming a hedge or screen of wood or metal grid with climbing vines.